



# 270 MADISON

## NEW OFFERING

TURN-KEY - PREBUILT - FURNISHED - OFFICE SPACE

SOLUTIONS FROM 4,000 - 7,000 RSF

WITHIN THE HEART OF THE TRANSIT TRIANGLE

Located where employees prefer to be, **between Bryant Park and Grand Central Terminal**. Walking distance to Penn Station and Port Authority. Close proximity to The New York Public Library.



**Construction Underway, Move-In Ready, Immediately Available**



**All Spaces Offered Furnished With High Quality Finishes and Glass-Fronted Offices**



**Flexible Lease Terms, Minimum 1 Year**



**Private Space, Substantially Superior to Co-Working**



**Nonprofits May Qualify for a Real Estate Tax Exemption with a 30 YR Lease**



**Convenient Transit Triangle Location**



**Wired to Work**



**On-Site Leasing and Management Office**



**Building Owners and Agents Available On-Site**



**Full Commission Paid on Lease Signing**

Suite 1500: 6,584 RSF

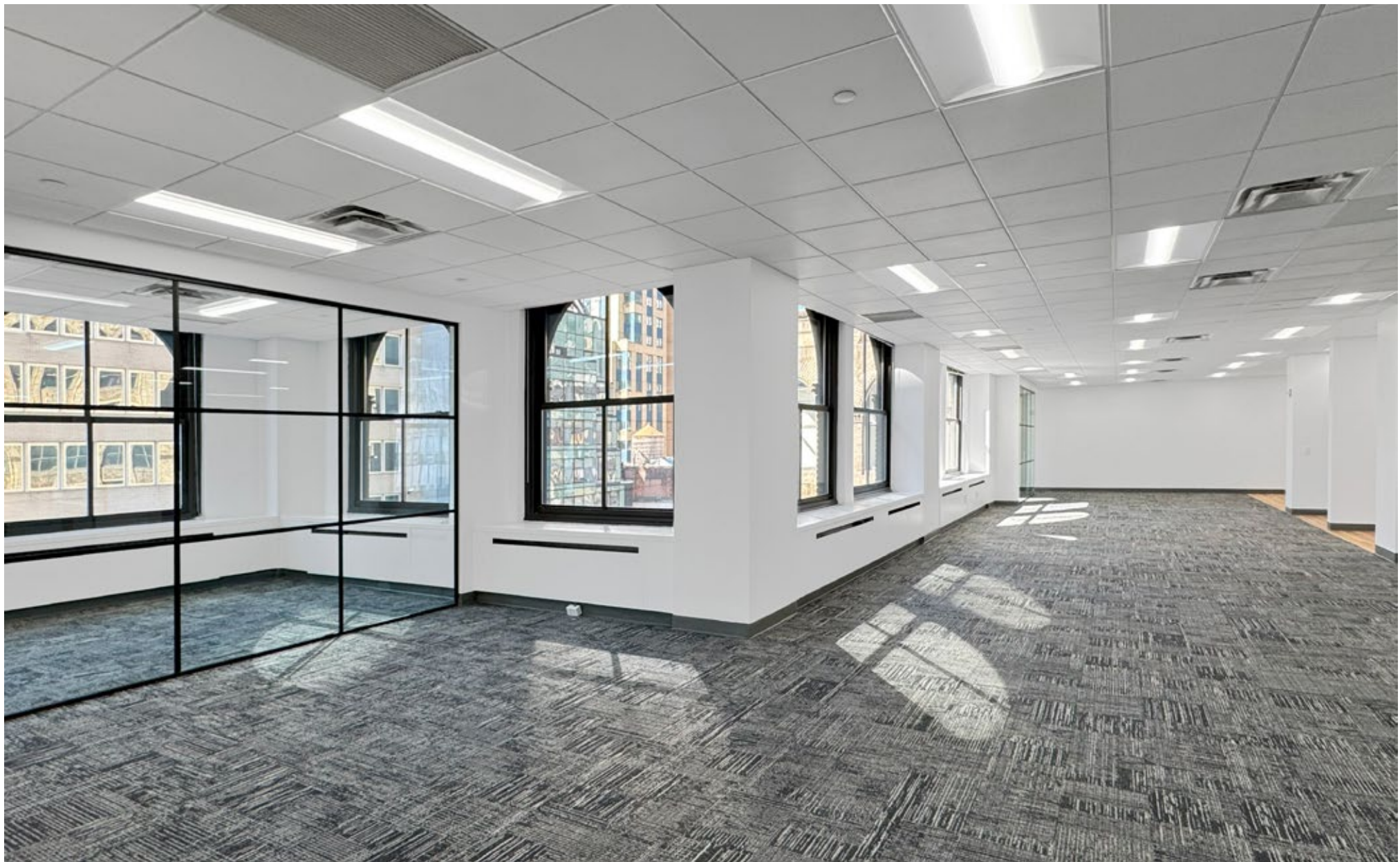


Madison Avenue



39th Street





SUITE 1500



SUITE 1500



